



Date : 27th May, 2025
Your Ref : TPB/Y/NE-LYT/16
Our Ref. : ADCL/PLG-10248/L017

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Section 12A Planning Application - Request for Amendment to the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from “Residential (Group C)” Zone and “Agriculture” Zone to “Residential (Group A) 2” Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

We refer to the comments from the Planning Department and would like to provide the following justifications in supporting the captioned application.

Aligns with the Planning Intention and Zoning

- While the application site falls within the New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To, it is entirely zoned as “Mixed Use/Residential” under the “New Territories North New Town Board Land Use Concept Plan” published in 2024. The proposed development, comprising five 43-storey residential blocks with 3,305 flats, a clubhouse, and a 4-storey commercial complex with 5,610 m² of floor space for shops and services, and eating place, is a comprehensive residential development that fully aligns with the planning intention for this zone. This sizeable private development complements recent residential projects and supports the transformation of Lung Yeuk Tau into a vibrant, pro-family, and inclusive residential community. By leveraging the proposed rail infrastructure under the NTN New Town Concept Plan, the proposed development will further enhance connectivity and foster a high-quality living environment, consistent with the Northern Metropolis Development Strategy’s vision for sustainable urban growth.

Expediting NTN New Town Development

- The NTN New Town, identified as the largest New Development Area (NDA) in the Northern Metropolis, prioritizes a 206-hectare Priority Development Area (PDA) focusing the Heung Yuen Wai area (including the Boundary Mixed Use Area and Enterprise Park) and University Town. It is intended to “*optimise the use of this piece of new development land, and to rationally spread out the cost for land resumption and construction to ensure efficient use of resources with due consideration of the impacts on existing communities and economic activities*”, and a pragmatic approach would be adopted to implement NTN New Town by phases.
- According to the initial implantation programme, the remaining 960-hectare of land outside the PDA would be considered for medium-to long term development and would be implemented in a phased manner. As the application site falls outside the PDA, government-funded development in this area is

Address 地址 :

香港德輔道中 267-275 號龍記大廈 17 樓 1702 室
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central, Hong Kong

not anticipated in the near future. Moreover, according to the “Hong Kong Major Transport Infrastructure Development Blueprint” published in 2023, the proposed Northeast New Territories Line is not expected to be completed until 2039 or beyond. Without private sector intervention, the application site and surrounding areas risk remaining underutilized, with limited infrastructure improvements and persistent brownfield activities. The applicant’s initiative to fund and develop this comprehensive residential project at their own cost will accelerate the transformation of Lung Yeuk Tau, complementing government efforts and advancing the NTN New Town’s objectives without straining public resources.

Supporting Development Amid Market Downturn and Resource Constraints

- The current market downturn has placed significant pressure on Hong Kong’s economy, constraining government’s financial capacity to fund large-scale development and infrastructure projects. In this challenging economic climate, private sector investment is vital to sustaining progress toward the city’s housing and development goals. The proposed development, delivering 3,305 high-quality private flats alongside commercial facilities, addresses ongoing housing demand, particularly for families and professionals seeking modern residences in the Northern Metropolis. By fully funding this project, the applicant alleviates pressure on public resources, supports the government’s housing supply objectives, and enhances the economic vitality of Lung Yeuk Tau and adjoining area.

Enhancing Public Transport and Local Environment

- The proposed development incorporates public transport facilities, including a bus terminus, to improve accessibility for residents in Lung Yeuk Tau and the adjacent Queen’s Hill area, where public transport services remain limited. While there will be a proposed rail system at Queen’s Hill, it is still in the planning stage and may take years/decade to materialize, the applicant’s commitment to integrating transport facilities in the private development will provide immediate benefits to the community.
- Additionally, the development will phase out existing brownfield activities on the site, replacing them with a modern residential and commercial complex. This transition will enhance the local environment by reducing noise, dust, and visual blight, creating a more pleasant and sustainable living environment for residents. Various landscaping measures, including extensive plantation of trees and other vegetations along the site boundary, the access road and the common landscaped areas, as well as the establishment of landscape garden are proposed to improve the overall landscape and visual values of the application site. The proposed development could make efficient use of land, and essentially improve the urban fringe environment, micro-climate of the neighbourhood and the overall landscape value of the area.

Possible Railway Scheme and Detail Design of the Proposed Development

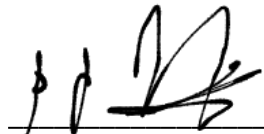
- While the possible railway scheme is under study, the applicant is committed to liaising with relevant departments to designate a Non-Building Area (NBA) and/or Railway Reserve as required, should the proposed amendment be approved. It should ensure compatibility with the proposed Northeast New Territories Line and demonstrates the applicant’s dedication to supporting long-term infrastructure planning while advancing the development timeline.

Applicant's Commitment and Land Consolidation Efforts

- The applicant has undertaken significant efforts to plan and consolidate land for this comprehensive development since 2018. In 2022, the applicant initiated the proposed amendment and demonstrated a proactive commitment to supporting the Northern Metropolis Development Strategy for increased development intensity and optimised land resources as advocated. Continuous effort has been made, including extensive coordination with various landowners and stakeholders to secure the necessary land parcels, and ensuring the project's feasibility and alignment with the government's vision. The applicant's early and ongoing commitment since 2018 underscores their dedication to advancing the development in the area. Therefore, it is sincerely hope that the Town Planning Board will give favorable consideration to this proposed plan amendment.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Thomas LUK

Encl.
cc. DPO/STN, PlanD (Attn: Mr. Peter NGAN)
Client